072.0	0005	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	740,500 / 740,500
					USE VALUE:	740,500 / 740,500
					ASSESSED:	740,500 / 740,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29		STOWECROFT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HARRISON GREGORY M
Owner 2:	HARRISON KATHERINE E
Owner 3:	
Street 1:	29 STOWECROFT RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MONNIN-BROWDER WILLIAM S & -
Owner 2:	MONNIN-BROWDER ELIZABETH -
Street 1:	29 STOWECROFT RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,380 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1957, having primarily Wood Shingle Exterior and 1663 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6380.000	312,500		428,000	740,500
Total Card	0.146	312,500		428,000	740,500
Total Parcel	0.146	312,500		428,000	740,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 445.23 | /Parcel: 445.2

Legal Description

User Acct 45793

GIS Ref

GIS Ref

Insp Date 07/26/19

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 072.0-0005-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	312,500	0	6,380.	428,000	740,500	740,500	Year End Roll	12/18/2019
2019	101	FV	219,400	0	6,380.	397,400	616,800	616,800	Year End Roll	1/3/2019
2018	101	FV	219,400	0	6,380.	397,400	616,800	616,800	Year End Roll	12/20/2017
2017	101	FV	219,400	0	6,380.	348,500	567,900	567,900	Year End Roll	1/3/2017
2016	101	FV	219,400	0	6,380.	317,900	537,300	537,300	Year End	1/4/2016
2015	101	FV	205,800	0	6,380.	281,200	487,000	487,000	Year End Roll	12/11/2014
2014	101	FV	205,800	0	6,380.	266,000	471,800	471,800	Year End Roll	12/16/2013
2013	101	FV	205,800	0	6,380.	253,100	458,900	458,900		12/13/2012

!6097!

PRINT

Date	Time
12/10/20	20:54:30

LAST REV

Date	Time
09/30/19	09:13:08
jorourke	
6097	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MONNIN-BROWDER	72988-556	1	7/25/2019		840,000	No	No		
SHEA ROSEMARY A	61944-325		6/4/2013		565,000	No	No		
ROY ANDREW M &	51302-568		6/12/2008		452,500	No	No		
ROY ANDREW & DO	25084-300		12/27/1994		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/1/2018	117	Redo Bat	35,560	C				
5/15/2014	450	Redo Bas	2,920					
6/2/2009	420	Redo Kit	4,500					NEW CABINETS
12/15/2008	1501	Porch	10,000					screen porch

ACTIVITY INFORMATION

Date	Result	By	Name
9/30/2019	SQ Returned	JO	Jenny O
7/26/2019	Permit Visit	DGM	D Mann
7/26/2019	Meas/Inspect	DGM	D Mann
10/8/2018	MEAS&NOTICE	HS	Hanne S
6/18/2014	Info Fm Prmt	PC	PHIL C
12/12/2008	Meas/Inspect	336	PATRIOT
2/4/2000	Inspected	276	PATRIOT
11/13/1999	Mailer Sent		
10/12/1999	Measured	256	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	45793
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6380		Sq. Ft.	Site		0	70.	0.96	12									427,981						428,000	

Total AC/HA: 0.14646 | Total SF/SM: 6380 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 427,981 | Spl Credit | Total: 428,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.34444439
Const Adj.:	0.99594003
Adj $ / SQ:	140.594
Other Features:	88750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	350308
Depreciation:	37833
Depreciated Total:	312474

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	M
Totals			
1	5	3	

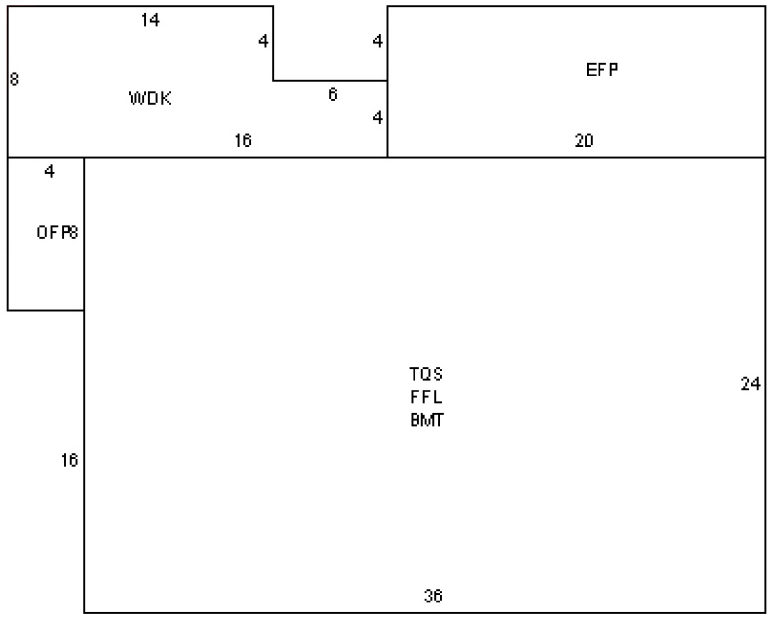
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	140.59
Special Features:	0	Val/Su Net:	115.57
Final Total:	312500	Val/Su SzAd	206.68

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	864	49.030	42,364
FFL	First Floor	864	140.590	121,473
TQS	3/4 Story	648	134.970	87,460
EFP	Enclos Porch	160	44.060	7,050
WDK	Deck	136	13.300	1,809
OFP	Open Porch	32	43.820	1,402

Net Sketched Area:	2,704	Total:	
Size Ad	1512	Gross Are	3600	FinArea	1663
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	
TQS	100	UNF	10		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

072.0-0005-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	2014	0.00	T	4	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	